

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

Substantive Comments/Questions

Section	Item	Comment
27-3-102	RPC Zone	Not included. There must be some provision in the zoning ordinance for the protection of Historic Greenbelt and its plan, similar or identical to the existing RPC zone.
27-3-102	DDO Zone	How will the character and urban design standards developed for the Greenbelt Metro Area and 193 Corridor Sector Plan be accomplished with move to generic base zones?
27-3.202.A	Non-conforming lots	How will the zoning ordinance deal with non-conforming lots?
27-3.203	Proposal to replace comprehensive design zones and mixed use zones with base zones that would allow for by-right development without detailed site plan review and approval.	Major departure from current process. Would not afford municipalities an opportunity to review and comment.
27-3.201.C.1	PL zone	Is this appropriate for public land, including recreation land. Should this be POS?
27-3.203.G.1	Townhouse dwellings allowed	Are these really appropriate in the RTO zone?
27-3.203.G.4	Non-residential/mixed use residential density	This doesn't apply.
27-3.301.A.4	Size of street and utility networks	Should be sized right, and not just smaller.
27-3.301.E.1.f	Designation of open space for active or passive recreation	This needs to be coordinated according to Metropolitan District.
27-3.301.E.1.i	Street network	Should reference public and private street system.
27-3.301.E.1.l	Location of public facilities	Must include municipal services.

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

27-3.301.E.1.n.i	Roadway design, mobility and connectivity	Needs to be coordinated with municipality.
27-3.301.E.2.c.i and ii	Reference to coordination with public agencies	Does not include municipalities. Only lists county, state and federal requirements.
27-4.202.C	In general	There should be a governmental use category.
	Solar energy collection facility	Allowed in limited zones, not including the Public Land Zone. May impact GHI's solar farm proposal. Should consider energy facilities on publically owned land.
	Recreation Facilities	Public recreation facilities not addressed.
	Animal shelter	Not allowed in residential zones except MFR-20 and up. Could impact Greenbelt Animal Shelter unless there is a governmental use category.
	Farmer's market	Could impact Greenbelt farmer's market unless there is a governmental use category. Needs to be evaluated for impact on other private farmer's markets (i.e. Franklin Park & Beltway Plaza)
27-3.201.E.9.b.i	Gas station shall have 200 feet of street frontage	Will impact Sunoco; may impact BP.
27-3.201.E.9.b.ii	Reference to SHA and DPW&T	Should also reference municipalities.
27-4.202.C	Eating and drinking establishment uses are permitted in MFR-20 and NFR-48 Zones	Eating and drinking establishments with drive through should be prohibited.
27-3.203.E.9.b.v.	Location of gasoline pumps at least 25 feet from street right-of-way	Will impact Sunoco and BP, possibly making uses non-conforming.
27-4.203.K	Driveway aprons	Should reference municipal standards as well as

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

		DPW&T standards.
27-4.203.E.10.c.i	Frontage for hotel/motel	Requires frontage on 70 foot right-of-way. May be a problem for Golden Triangle hotels.
	Family child care home, small and large	Allowed in all residential base zones. May be concerning.
	Bike share station	Use table does not address bike share stations. Add "Bike Share Station" as a new use and add use-specific standards.
27-4.302.A	Home housing for poultry	Allowed as accessory use in the SFR 4.6, SFR 6.7 and SFR A zones.
27-4.304.B.17.f.ii	Operator shall enter into an irrevocable license agreement with the county...related to the use of outdoor seating areas.	Assumes that the outdoor seating area is not within municipalities.
27-4-403.A	Obtain applicable County, State or federal permits.	Should include local.
27-4-403.B	Except as part of a county-authorized event	Should specify municipal.
27-4.403	General standards for all temporary uses and structures.	Throughout makes references that could be problematic to the Labor Day festival as well as other city events. Government activities should be exempt.
27-4.404.B.1.b	Use (carnival) shall be located only on a parking lot.	Another conflict with Labor Day.
27-4.404.B.d	Consultation with local emergency agencies	Fails to list municipal emergency agencies
27-4.404.B.4.g	Would prohibit the sale of beef and prepared foods	Could be a problem for the Greenbelt Farmers Market
27-8.104	Twice makes reference to Town.	Should reference County
27-8.108	Municipalities	Should also reference municipalities
27-8.109	Mandatory and discretionary terms	"Shall not" should not be a discretionary term.
27-8.202.A.d	Where county adopted	Should also recognize city

CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016

	plans call for the future widening of the street...	plans
Other	<ol style="list-style-type: none"> 1. There needs to be a provision for public land and uses. 2. GCO seems to be an unregulated zone. 3. Unclear what would be an appropriate Zone for Beltway Plaza, Franklin Park at Greenbelt Station, Greenbelt Station South Core and Roosevelt Center. 4. There is no proposed Zone that is applicable to GHI. Opportunity to create planned development zone/overlay zone? 5. How do the new zones and regulations protect the environment and promote sustainable development? 	<p>Beltway Plaza and Greenbelt Station South Core are not currently within the designated Transit Center boundary so would not be eligible for the center base zones.</p> <p>South Core – Rezoning to MFR-12 would deem the townhouse development non-conforming per density, yard depth, lot coverage and minimum net lot area requirements.</p> <p>Beltway Plaza - Given the flexibility of the GCO Zone, possible designation of Beltway Plaza (as well as Greenway Shopping Center) to this Zone is concerning.</p> <p>Roosevelt Center – There does not appear to be a proposed zone that would be appropriate for Roosevelt Center.</p>

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

Clarifying Questions

27-3.201.E	Conservation subdivision	Will conservation subdivision have density and lot area requirements?
27-3.202.F.3	Lot width and lot coverage for other uses in the SFR 6.7 zone	Why the reduced width and coverage from single-family detached dwellings?
27-3.202.G.3	Yard depth	Won't establishing setback regulations for townhouses create non-conforming townhouses throughout the County?
27-3.202.H.3	Density	<ol style="list-style-type: none"> 1. Why are densities different than SFR-A? 2. The net lot area for two and three du's is opposite townhouse as shown in the SFR-A. Is this correct?
27-3.202.G.3	Townhouse density	Seems too high. What is it now?
Table 27-3.203.C.1.b 	Curb cuts in Transit-oriented/activity center zones	<ol style="list-style-type: none"> 1. Do the curb cut standards apply only to one side of the road, or do we consider curb cuts on opposing sides of the road? 2. Shouldn't it be indicated which streets will not have curb cuts? 3. How do you determine responsibility for shared curb cuts? 4. How do the standards relate to the DPW&T standards and specifications?
Table 27-3.303.C.1.c	Sidewalk widths in transit-oriented/activity center zones	<ol style="list-style-type: none"> 1. Why is the width in the LTO edge and 5 TAC edge less than

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

		<p>other zones?</p> <p>2. How would a 5 feet by 8 feet street tree planting area be provided? Shouldn't this be required?</p>
27-3.203.C.d.i	Off-street parking space	<p>1. What is the reasoning behind the 50% reduction in minimum number of off-street parking spaces in certain zones?</p> <p>2. Are garage spaces counted?</p>
27-3.203.C.e.i	Street frontage	Does this refer to public or private streets?
27-3.203.C.e.iv	Bike parking	Does a bike locker serve as a replacement to the four bike parking spaces, or is it an additional requirement?
27-3.203.C.f.ii.B	Wall projections and recesses	Do windows qualify for required projection?
27-3.203.C.f.ii.J	Enhanced window treatments	Isn't this a detail of a complete and occupied building?
27-3.203.C.f.iii.A	Major fraction	Can this be defined?
27-3.203.C.f.iii.B	"at least on such entrance"	Does this refer to an exterior entrance?
27-3.203.C.f.iv.A	"a minimum percentage of the street-level façade"	Can this be defined?
27-3.203.G.2	If there is no transit station ...	How can there be an RTO zone if there is no transit station?
27-3.204.A.7	Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family districts and neighborhoods.	Shouldn't this apply to all residential neighborhoods, existing or planned?
27-3.204.B.1	Purpose	Is the only residential allowed as part of a commercial building?
27-3.204.C.1	Purpose	What does higher intensity

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

		mean?
27-3.301.1	Designation of Planned Development Zones	Unclear how planned development zones will be designated/mapped.
27-3.302.C.5	Street access	Clarify if this means public, private or both.
27-3.303.C.3	Density for non-residential and mixed-use	Doesn't apply. Density applies to residential, which is also shown.
27-3.301.C	Minor modifications	How determined?
27-3.301.E.1.c	Nonresidential intensity	How will this be measured? FAR?
27-3.302.A.5	Street access	Clarify if this means public, private or both.
27-3.302.B.2	A minimum of five percent of the land ...	Is this gross?
27-3.203.E.9.b.vi	Storage of vehicles	Storage needs definition.
27-4.203.E.d	Private sale of vehicles	Can this address curbstoning?
27-4.302.A.2	Blank cell meaning	A blank cell means different things depending on whether it is an accessory use/structure, or whether it is designating use in an overlay zone.
27-4.304.B.27.b	Locational requirements for swimming pools.	Can it be placed in any other yard? Setbacks?
27-4.304.B.28.a	A small wind energy system	How is small determined?
27-4.402.A.2	Check designates allowable	Why not P or A?
27-4.402.C.	Circus, carnival, fair	Will this impact the Labor Day Festival and Carnival?
27-4.404.B.f	Adequate restroom facilities shall be provided.	How determined?
27-8.301.D.c	A group residential facility for the mentally handicapped for up to eight residents shall be considered a single-family detached dwelling unit.	Why?
27-8.301.G.5	Composting, rubble and recycling as industrial uses	Should these be accessory uses to governmental uses
Other	<ol style="list-style-type: none"> 1. Clarify development lot vs lot vs parcel 2. How will schools be zoned? 	

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

	<ul style="list-style-type: none">3. Can you have a transit zone without a core?4. Is there a limit to the size of a district?5. No setbacks for accessory uses?	
--	--	--

**CITY OF GREENBELT
COMMENTS ON MODULE 1
Revised March 8, 2016**

Grammatical Revisions

27-3.106.B.1.c	PD Plan and PD agreement	Please spell out PD
27.3.202.I.3	Notes	du/ac = dwelling units per net lot acre.
27-3.202.I.3	Missing notes 8 and 9	
27-4.304.B.22.e	(The retail sales...	Remove (
27-4.302.B.27.e	If the subject property abuts land that is developed, or approved is to be developer	Remove second is.
27-8.301.D.1	Live-work dwellings artist residential studio	Live-work dwellings;
27-8.301.F	Grocery store and food market – Sale beer	Sell beer